

**CITY OF CORAL GABLES
- MEMORANDUM -**

TO: Cathy Swanson-Rivenbark,
ICMA-CM, AICP, CECD, City Manager

DATE: March 15, 2016

FROM: Ramon Trias, AIA AICP LEED AP
Director of Planning and Zoning

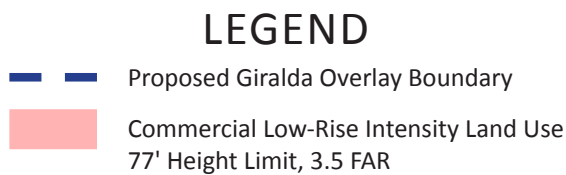
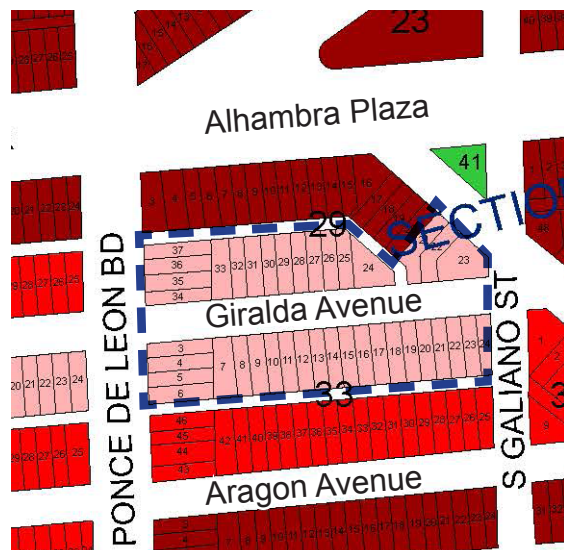
SUBJECT: Giralda Overlay
Executive Summary

The Giralda Overlay is prepared as the first step of an overall Downtown Overlay strategy. The Overlay encourages small-scale, incremental, mixed-use redevelopment on the 100 Block of Giralda in order to enhance the public plaza atmosphere of Coral Gables' Restaurant Row.

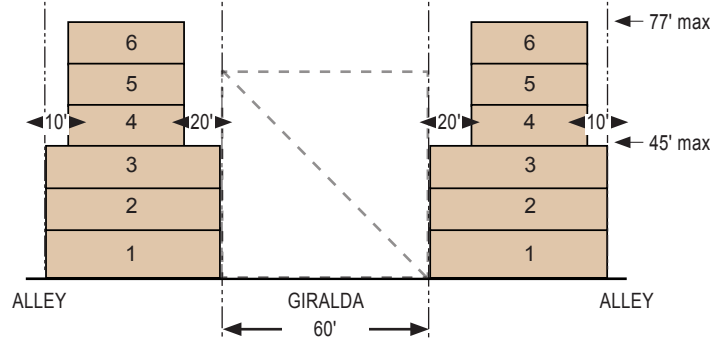
The Giralda Overlay promotes the following public benefits:

- o Coordinates public and private investment to implement the public vision for Giralda Plaza.
- o Encourages small scale infill buildings, consistent with the public's vision of "Restaurant Row."
- o Allows consistent building heights for harmonious shaping of Giralda's "outdoor room."
- o Encourages rooftop terraces and balconies overlooking the street.
- o Ensures that no driveways or parking lots will be built along Giralda.
- o Ensures screening of parking on all levels of buildings fronting Giralda.
- o Residential uses will be permitted on the upper floors of both large and small buildings.
- o Minimum parking requirements will be eliminated for small properties (less than 20,000 sq ft) for this block of Giralda in order to encourage pedestrian-oriented redevelopment. Proposed parking will be reviewed during the building permit process for compliance with the development goals for the area.

Giralda Overlay Location and Proposed Provisions



Building Form and Height



Parking Placement

